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Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

Emmbrook Court, Woolacombe Drive, Reading RG6 5TZ



Occupation limited to those over 55 years of age

First floor with lift/easy rising staircase

Balcony overlooking central private gardens

Part wooded grounds

Residents' lounge with dining area and guest suite, 24 hour on site staff, active social community

Bedroom, wet room, lounge and kitchen, gas fired central heating with radiators throughout

Residents/visitors parking

Energy Performance Certificate: Band C77 which expires 18 January 2033

Predicted Broadband Speeds: Ultrafast highest download 1000Mbps, Ultrafast highest upload 1000Mbps

FOR SALE BY ONLINE PUBLIC AUCTION ON date to be confirmed (unless sold beforehand)

The Solicitors: CP Law, 2 Anvil Court, 50 Denmark Street, Wokingham RG40 2BB

Contact: Emma Cox

Telephone: 0118 974 7914

Email: emmac@cplaw.co.uk



Price Guide £80,000

Flat 27 Emmbrook Court, Woolacombe Drive, Reading RG6 5TZ

DESCRIPTION/LOCATION: A one bedroom, first floor apartment which offers independent living for the over 55s. There are 46 one and two bedroom apartments within Emmbrook Court, surrounded by beautiful gardens maintained by gardeners and some keen residents. The grounds are bordered by a natural woodland walk. There is a Residents' Dining Room where fresh three course meals are served alongside the ever growing breakfast mornings. A reliable team of housekeeping assistants look after all communal areas as well as completing a thorough weekly clean of the apartment (1.5 hours per week).

Entrance Hall:

Bedroom: radiator

Wet Room: radiator

Reception Room: radiator sliding doors to balcony.

Kitchen: overlooking the central landscaped gardens with single drainer stainless steel sink unit set in worktop with cupboards and drawers below, 4 ring electric hob with electric oven below, plumbing for washing machine, space for fridge/freezer

Outside:

Car Parking: For residents and visitors

Gardens: Landscaped communal gardens

SERVICES: Mains water, gas, electricity and drainage are connected.

COUNCIL TAX: Band D

LEASE: 125 years from 25th March 1990.

SERVICE CHARGE: For the current year (1st April 2026 – 31st March 2027) it is £850.75 per calendar month. It includes building insurance, building maintenance, maintenance of the grounds, gardening and domestic help. NB. The Lease provides that a Transfer Premium is payable to Retirement Security on each resale. We understand the maximum premium is 3% of the sale price. The actual amount depends on the length of time the owner has lived at the property.

LOCAL AUTHORITY: Reading Borough Council

VIEWING: By appointment with the Owner's Sole Agents and Auctioneers, **Martin & Pole, Wokingham Tel: 0118 978 0777 Email: wokingham@martinpole.co.uk**



THE CONDITIONS OF SALE: are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at www.martinpole.co.uk. A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

* **Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity.**

IMPORTANT NOTICES

Identification of the Buyer

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

For online auctions: To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

For Public Auctions: The same regulations apply, with registration no less than one hour before the start of the sale.

Buyer's Fee

A charge of £900 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

Signing the Memorandum, Payment of the Deposit and Buyer's Fee

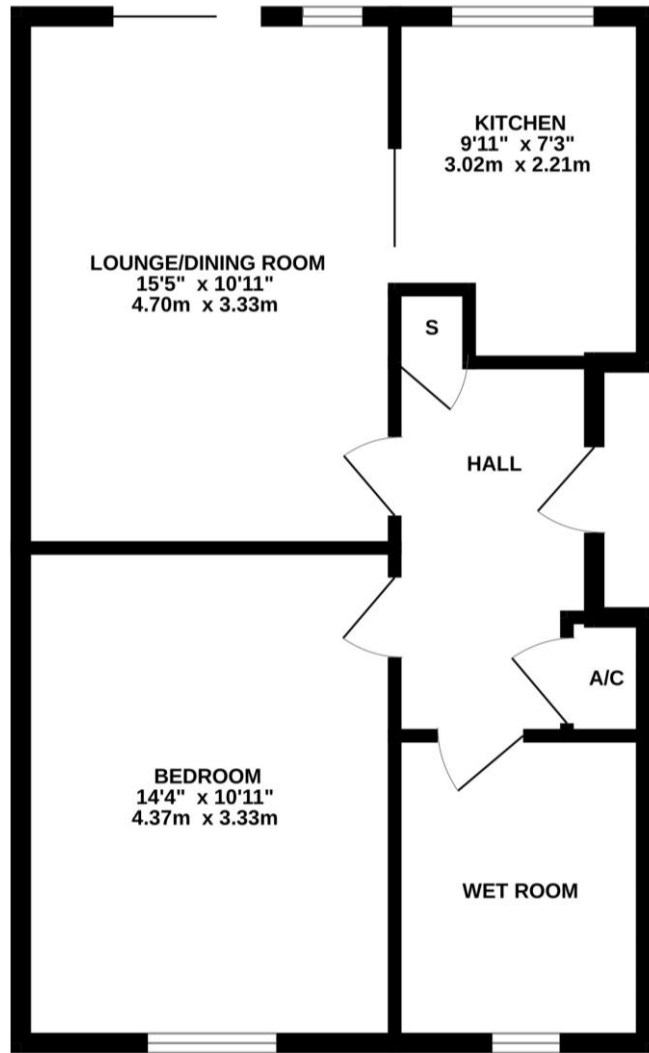
The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.



Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk

MEMORANDUM OF AGREEMENT

Property:

Date of Agreement: day of2026

Buyer:

Address:
..... Postcode:

Buyer's Solicitor: Contact:.....

Address:
..... Postcode:

Purchase Price £

Deposit £

Balance £

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.
Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.
Signed by or on behalf of:

Buyer

Seller

DCA Fo 36994/March 2026



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